

# SITE SUMMARY

PROJECT NAME: EAST AVENUE PARCEL 1&2  
SITE ADDRESS: 1020 E. 32ND STREET  
AUSTIN, TEXAS 78705

CURRENT ZONING: ORDINANCE NO. 20070326-002  
P.U.D.

OWNER/DEVELOPER: EAST AVENUE IG, LP,  
3300 N IH 35 NORTH SRVD SB  
AUSTIN, TEXAS 78705  
(512) 535-3302

ARCHITECT: RHODE PARTNERS ARCHITECTS  
515 CONGRESS AVENUE SUITE 1600  
AUSTIN, TEXAS 78701  
(512) 473-0923

ENGINEER: BURY + PARTNERS, INC.  
221 W. 6TH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

## NET SITE AREA

TOTAL GROSS SITE AREA = 22.221 ACRES (EAST AVENUE SUBDIVISION)

## SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE (CWQZ) = 0.0 ACRES  
WATER QUALITY TRANSITION ZONE (WQTZ) = 0.0 ACRES  
WASTEWATER IRRIGATION AREAS = 0.0 ACRES  
DEDUCTION SUBTOTAL = 0.0 ACRES  
UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 22.221 ACRES

## NET SITE AREA CALCULATION:

AREA OF UPLANDS WITH SLOPES 0-15% = 21.700 X100% = 21.700 ACRES  
AREA OF UPLANDS WITH SLOPES 15-25% = .336 X40% = .134 ACRES  
AREA OF UPLANDS WITH SLOPES 25-35% = .105 X20% = .021 ACRES  
AREA OF UPLANDS WITH SLOPES OVER 35% = .058 X20% = .012 ACRES  
NET SITE AREA (SUBTOTAL) = 21.870 ACRES

## ALLOWABLE IMPERVIOUS COVER

IMPERVIOUS COVER ALLOWED AT 0.00% X WQTZ = 0.00 ACRES  
IMPERVIOUS COVER ALLOWED AT 85% X NSA = 18.97 ACRES  
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES

PERIMETER ROADWAY DEDUCTION CALCULATION: 32ND STREET  
PAVEMENT WIDTH = 16.5 FT  
ROW WIDTH = 30 FT  
16.5/30 = 55% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: KIM LANE  
PAVEMENT = 15 FT  
ROW = 25 FT  
15/25 = 60% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: LUTHER LANE  
PAVEMENT = 14 FT  
ROW = 25 FT  
14/25 = 56% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: CONCORDIA AVENUE  
PAVEMENT = 14 FT  
ROW = 25 FT  
14/25 = 56% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

PERIMETER ROADWAY DEDUCTION CALCULATION: IH-35  
PAVEMENT = 56 FT  
ROW = 100 FT  
56/100 = 56% < 85% THEREFORE ROADWAY DEDUCTION IS NOT REQUIRED

TOTAL ALLOWABLE IMPERVIOUS COVER = 18.97

## ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACRES 15-25% = .335 ACRES X 10% = .0335

## PROPOSED TO IMPERVIOUS COVER (FOR DRAINAGE CALCULATIONS)

IMPERVIOUS COVER IN WQTZ = 0 ACRES = 0%  
IMPERVIOUS COVER IN UPLANDS ZONE = 0 ACRES = 0%  
IMPERVIOUS COVER IN INF. (LOTS 9-12, BLK A) PROPOSED = 2.47 ACRES = 39.6%  
IMPERVIOUS COVER IN INF. (LOT 9-12, BLK A) FULLY DEV. = 2.73 ACRES = 43.8%  
PERMITTED IMPERVIOUS COVER IN INF. (LOT 9-12, BLK A) = 3.99 ACRES = 61.0%  
IMPERVIOUS COVER IN PARCEL 1&2 (LOT 1&2, BLK A) = 3.49 ACRES = 59.1%  
IMPERVIOUS COVER IN PARCEL 3 (LOT 3, BLK A) = 0.78 ACRES = 12.8%  
IMPERVIOUS COVER IN PARCEL 4 (LOT 4, BLK A) = 1.44 ACRES = 24.9%  
IMPERVIOUS COVER IN PARCEL 5 (LOT 5, BLK A) = 2.09 ACRES = 36.9%  
IMPERVIOUS COVER IN PARCEL 6 (LOT 6, BLK A) = 2.16 ACRES = 37.9%  
IMPERVIOUS COVER IN PARCEL 7 (LOT 7, BLK A) = 2.43 ACRES = 42.9%  
IMPERVIOUS COVER IN PARCEL 8A (LOT 8, BLK B) = 0.39 ACRES = 7.2%  
IMPERVIOUS COVER IN PARCEL 8B (LOT 8, BLK B) = 0.18 ACRES = 3.2%  
IMPERVIOUS COVER IN PARCEL 8C (LOT 8, BLK B) = 0.24 ACRES = 4.2%  
IMPERVIOUS COVER IN PARCEL 9 (LOT 11, BLK B) = 0.96 ACRES = 16.9%  
TOTAL PROPOSED IMPERVIOUS COVER = 16.910 ACRES

## PROPOSED IMPERVIOUS COVER ON SLOPES (FOR ENTIRE SITE WITHIN PUD BOUNDARY)

| SLOPE CATEGORIES | IMPERVIOUS COVER |       | DRIVEWAYS / ROADWAYS | % OF CATEGORY |
|------------------|------------------|-------|----------------------|---------------|
|                  | ACRES            | %     |                      |               |
| 0-15%            | 16.950           | 14.69 | 0.27                 | 14.3%         |
| 15-25%           | 0                | 0     | 0                    | 0             |
| 25-35%           | 0                | 0     | 0                    | 0             |
| OVER 35%         | 0                | 0     | 0                    | 0             |

TOTAL PROPOSED IMPERVIOUS COVER = 16.950 ACRES (FULLY DEVELOPED SITE)

## REQUIRED PARKING DATA

| TYPE           | USE                    | S.F.   | RATIO         | SPACES |
|----------------|------------------------|--------|---------------|--------|
| COMMERCIAL     | THEATER AREA           | 625    | 4 SEATS/SPACE | 157    |
| COMMERCIAL     | GENERAL RETAIL         | 42,568 | 275 SF/SPACE  | 155    |
| COMMERCIAL     | REST. <2500 SF         | 5,676  | 100 SF/SPACE  | 57     |
| COMMERCIAL     | REST. >2500 SF         | 5,514  | 75 SF/SPACE   | 114    |
| APARTMENT 1 BR | RESIDENTIAL            | 258 BR | 1.55P/1BR     | 387    |
| APARTMENT 2 BR | RESIDENTIAL            | 63 BR  | 2.5P/2BR      | 126    |
|                | SUBTOTAL               |        |               | 996    |
|                | MINIMUM REQUIRED @ 80% |        |               | 797    |
|                | HANDICAP               |        |               | 19     |

\*PER SECTION 26-6-591, REQUIRED PARKING IS 80% OF PARKING PERSCRIBED BY CHAPTER 26-6, APPENDIX A.

# GENERAL CONSTRUCTION NOTES

- RELEASE OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- CONTRACTOR SHALL CALL THE ONE CALL CENTER (800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 874-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. CORP. OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
  - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY WPDOR DEPARTMENT (INSIDE THE CITY LIMITS), OR
  - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ), THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

DEVELOPER INFORMATION  
OWNER: EAST AVENUE IG, LP. PHONE # (512) 535-3302  
OWNER: PHONE # (512) 736-8585 ADDRESS: 3300 N IH 35 NORTH SRVD SB  
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:  
BURY + PARTNERS, INC. PHONE # (512) 328-0011  
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:  
EAST AVENUE IG, LP. PHONE # (512) 535-3302  
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:  
EAST AVENUE IG, LP. PHONE # (512) 535-3302

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 15-12-161 THROUGH 15-12-181 OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT OF WAY.

## CITY OF AUSTIN ELECTRIC UTILITY NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING(S) AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE COST OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

## AMERICANS WITH DISABILITIES ACT

- THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

## ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT., MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF PERMIT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OR DAMAGE TO UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

## FIRE DEPARTMENT

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE (3) TO SIX (6) FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE FIRE CHIEF, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LINES DESIGNATED ON SITE PLAN SHALL BE DESIGNED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
- MINIMUM VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.
- THE AUSTIN FIRE DEPARTMENT REQUIRES THAT ALL FIRE HYDRANTS SHOWN ON PLANS TO BE INSTALLED PRIOR TO BRINGING ANY COMBUSTIBLE MATERIALS ON SITE.

## PHASE I PROVIDED PARKING DATA

| TYPE     | PROVIDED | TYPE    | PROVIDED |
|----------|----------|---------|----------|
| REGULAR  | 0        | BICYCLE | 0        |
| COMPACT  | 0        |         |          |
| HANDICAP | 0        |         |          |
| TOTAL    | 0        |         |          |

## PHASE II PROVIDED PARKING DATA

| TYPE     | PROVIDED | TYPE    | PROVIDED |
|----------|----------|---------|----------|
| REGULAR  | 707      | BICYCLE | 63       |
| COMPACT  | 190      |         |          |
| HANDICAP | 19       |         |          |
| TOTAL    | 916      |         |          |

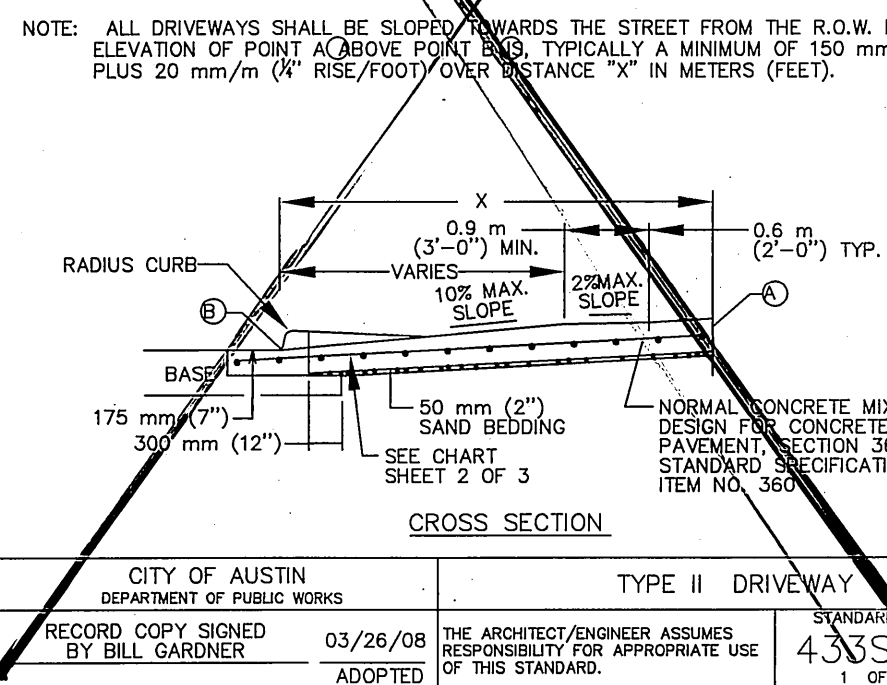
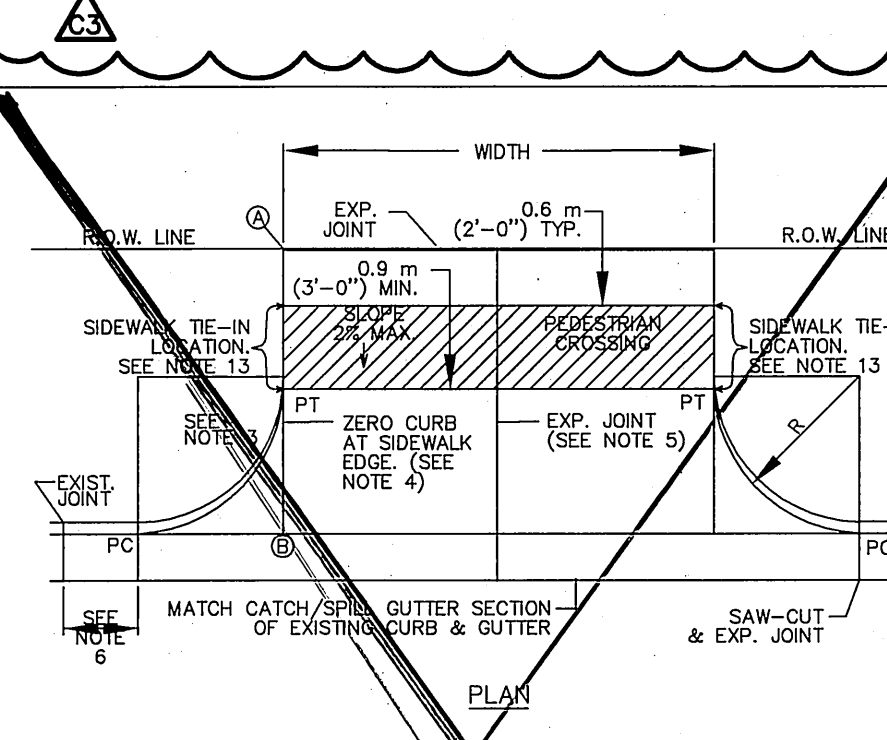
# PHASE I LOT 2 IMPERVIOUS COVER

| <u>PHASE 1 LOT 2 IMPERVIOUS COVER</u> |                         |                                       |                             |                      |                      |
|---------------------------------------|-------------------------|---------------------------------------|-----------------------------|----------------------|----------------------|
| <u>SLOPE CATEGORIES</u>               | <u>IMPERVIOUS COVER</u> | <u>BUILDING / CONC. COVERED PATIO</u> | <u>DRIVEWAYS / ROADWAYS</u> | <u>% OF CATEGORY</u> | <u>% OF CATEGORY</u> |
|                                       | <u>ACRES</u>            | <u>AC.</u>                            | <u>% OF CATEGORY</u>        | <u>AC.</u>           | <u>% OF CATEGORY</u> |
| 0-15%                                 | <u>0.165</u>            | <u>0.124</u>                          | <u>75.2%</u>                | <u>0.019</u>         | <u>11.5%</u>         |
| 15-25%                                | <u>0</u>                | <u>0</u>                              | <u>0%</u>                   | <u>0</u>             | <u>0</u>             |
| 25-35%                                | <u>0</u>                | <u>0</u>                              | <u>0%</u>                   | <u>0</u>             | <u>0</u>             |
| OVER 35%                              | <u>0</u>                | <u>0</u>                              | <u>0%</u>                   | <u>0</u>             | <u>0</u>             |
| TOTAL SITE AREA                       | <u>0.165 ACRES</u>      |                                       |                             |                      |                      |

# PHASE II LOT 1 IMPERVIOUS COVER

| <u>PHASE II LOT 1 IMPERVIOUS COVER</u> |                    |                                |                      |               |             |
|--|--------------------|--------------------------------|----------------------|---------------|-------------|
| SLOPE CATEGORIES                       | IMPERVIOUS COVER   | BUILDING / CONC. COVERED PATIO | DRIVEWAYS / ROADWAYS | % OF CATEGORY | % OF CATEG. |
|  | ACRES              | AC.                            | % OF CATEGORY        | AC.           | % OF CATEG. |
| 0-15%                                  | <u>3.750</u>       | <u>3.094</u>                   | <u>82.5%</u>         | <u>0.226</u>  | <u>6.0%</u> |
| 15-25%                                 | <u>0</u>           | <u>0</u>                       | <u>0%</u>            | <u>0</u>      | <u>0</u>    |
| 25-35%                                 | <u>0</u>           | <u>0</u>                       | <u>0%</u>            | <u>0</u>      | <u>0</u>    |
| OVER 35%                               | <u>0</u>           | <u>0</u>                       | <u>0%</u>            | <u>0</u>      | <u>0</u>    |
| TOTAL SITE AREA                        | <u>3.750 ACRES</u> |                                |                      |               |             |

# CITY OF AUSTIN ELECTRIC UTILITY NOTES



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| FLOOR     | TOTAL GROSS CONDITIONAL SPACE AREA | GROSS RES. AREA | GROSS RETAIL AREA | GROSS THEATER AREA | UTILITY SUPPORT AREA | GROSS PARKING | TOTAL GROSS BUILDING SPACE |
|-----------|------------------------------------|-----------------|-------------------|--------------------|----------------------|---------------|----------------------------|
| GROUND    | 0                                  | 0               | 0                 | 0                  | 8,611                | 0             | 0                          |
| GARAGE    | 579                                | 0               | 579               | 0                  | 0                    | 125,341       | 125,920                    |
| GROUND    | 83,009                             | 4,272           | 57,285            | 21,883             | 9,570                | 31,584        | 124,593                    |
| LEVEL 1.5 | 3,031                              | 1,181           | 0                 | 0                  | 1,850                | 31,584        | 34,615                     |
| LEVEL 2   | 69,157                             | 69,157          | 0                 | 0                  | 0                    | 31,584        | 100,741                    |
| LEVEL 3   | 79,054                             | 79,054          | 0                 | 0                  | 0                    | 31,584        | 110,638                    |
| LEVEL 4   | 83,444                             | 83,444          | 0                 | 0                  | 0                    | 31,584        | 115,028                    |
| LEVEL 5   | 83,444                             | 83,444          | 0                 | 0                  | 0                    | 26,734        | 110,178                    |
| LEVEL 6   | 37,581                             | 37,581          | 0                 | 0                  | 0                    | 0             | 37,581                     |
| TOTAL     | 449,299                            | 358,133         | 57,864            | 21,883             | 0                    | 309,995       | 759,294                    |

# General Data

|                                   | Multifamily & Retail and Parcel 2 Central Plant | Parcel 3 Medical Office & Retail | Parcel 4 Professional Office & Retail | Parcel 5 Hotel, Multifamily & Retail | Parcel 6 Professional Office & Retail | Parcel 7 Multifamily & Retail | Parcel 8a Townhomes | Parcel 8b Townhomes | Parcel 8c Townhomes | Parcel 9 Professional Office & Retail | Parks, Drives, Sidewalks, & Infrastructure | Entire Project |
|-----------------------------------|---|----------------------------------|---------------------------------------|--------------------------------------|---------------------------------------|-------------------------------|---------------------|---------------------|---------------------|---------------------------------------|--|----------------|
| General Data                      |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Site Plan Number                  | SP-2008-0106C                                   | SP-2008-0201C                    | SP-2008-0304C                         | SP-2008-0309C                        | SP-2008-0603C                         | SP-2008-0307C                 | SP-2008-0307C       | SP-2008-0307C       | SP-2008-0307C       | SP-2008-0307C                         | SP-2008-0307C                              | SP-2008-0307C  |
| Parcel Area (acres)               | 3.915   | 0.834                            | 1.579                                 | 2.637                                | 2.327                                 | 2.565                         | 0.480               | 0.219               | 1.130               | 0.238                                 | 22.221                                     | 22.221         |
| F.A.R.                            | 2,635   | 3,384                            | 3,305                                 | 4,208                                | 2,768                                 | 3,520                         | 1,350               | 1,250               | 1,572               | 0.000                                 | 17,800                                     | 17,800         |
| Submitted F.A.R.                  | 2,635   | 3,384                            | 3,305                                 | 4,208                                | 2,768                                 | 3,520                         | 1,350               | 1,250               | 1,572               | 0.000                                 | 17,800                                     | 17,800         |
| Gross Conditioned Space (gsf)     | 449,300   | 119,290                          | 224,545                               | 483,102                              | 282,400                               | 392,965                       | 28,000              | 12,000              | 17,300              | 0                                     | 2,080,962                                  | 2,080,962      |
| Submitted Conditioned Space (gsf) | 449,300   | 119,290                          | 224,545                               | 483,102                              | 282,400                               | 392,965                       | 28,000              | 12,000              | 17,300              | 0                                     | 2,080,962                                  | 2,080,962      |
| Proposed Impervious Cover (Ac)    | 3.49  | 0.78                             | 1.44                                  | 2.09                                 | 2.16                                  | 2.43                          | 0.38                | 0.18                | 0.98                | 2.73                                  | 17.800                                     | 17.800         |
| Proposed Impervious Cover (%)     | 89.1%   | 94%                              | 91.2%                                 | 79.2%                                | 92.8%                                 | 94.7%                         | 79.2%               | 82.2%               | 86.8%               | 43.8%                                 | 80.0%                                      | 80.0%          |
| Submitted Impervious Cover (Ac)   | 3.49  | 0.78                             | 1.44                                  | 2.09                                 | 2.16                                  | 2.43                          | 0.38                | 0.18                | 0.98                | 2.73                                  | 17.800                                     | 17.800         |
| Submitted Impervious Cover (%)    | 89.1%   | 94%                              | 91.2%                                 | 79.2%                                | 92.8%                                 | 94.7%                         | 79.2%               | 82.2%               | 86.8%               | 43.8%                                 | 80.0%                                      | 80.0%          |
| Permitted Impervious Cover (Ac)   | 3.49  | 0.78                             | 1.44                                  | 2.09                                 | 2.16                                  | 2.43                          | 0.38                | 0.18                | 0.98                | 2.73                                  | 17.800                                     | 17.800         |
| Permitted Impervious Cover (%)    | 89.1%   | 95%                              | 91.2%                                 | 79.2%                                | 92.8%                                 | 94.7%                         | 79.2%               | 82.2%               | 86.8%               | 43.8%                                 | 80.0%                                      | 80.0%          |
| Uses                              |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Multifamily / Condo               |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  | 358,133   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       | 241,011                                    | 241,011        |
| Average Unit Size (per unit)      | 864   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       | 1,070                                      | 1,070          |
| Unit Count                        | 321   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       | 169  | 169            |
| Townhomes                         |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Unit Count                        |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Retail                            |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  | 42,568  | 10,500                           |                                       | 22,968                               | 0                                     |                               |                     |                     |                     |                                       |  |                |
| Restaurant                        |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Restaurant <2500 sf               | 5,676   | 4,000                            |                                       |                                      |                                       |                               |                     |                     |                     | 5,680                                 |  |                |
| Restaurant >2500 sf               | 8,514   |                                  |                                       | 7,035                                |                                       |                               |                     |                     |                     |                                       |  |                |
| Hotel                             |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     | 233.59                                |  |                |
| Professional Office               |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  | 0   |                                  |                                       | 175,910                              |                                       |                               |                     |                     |                     |                                       |  |                |
| Medical Office                    |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  |   | 95,790                           |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Lobbies                           |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Movie Theater                     |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  | 21,883  |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Gross Area (gsf)                  |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |
| Service & Support                 |   |                                  |                                       |                                      |                                       |                               |                     |                     |                     | 18,632                                |  |                |
| Local Utility Facility (sf)       | 8,611   |                                  |                                       |                                      |                                       |                               |                     |                     |                     |                                       |  |                |